



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 07/13/04

AGENDA ITEM 3

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Hayward Executive Airport Skywest T-Hangars Construction and Paving:
Authorization for Professional Services Agreement with Mead & Hunt, Inc.

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution that authorizes the City Manager to execute a Professional Services Agreement with Mead & Hunt, Inc., in an amount not to exceed \$250,000, in conjunction with the Hayward Executive Airport Skywest T-Hangars Construction and Paving projects.

BACKGROUND:

On January 20, 2004, the City Council authorized the reconfiguration of the EPIC Aviation leasehold, in order to allow the City to develop an additional 43 T-Hangars originally planned where the new executive hangars are being constructed next to Skywest Drive (see Exhibit A). These two projects – one for the hangars and one for the associated paving - are in response to the need for additional T-Hangars, as designated in the City's Airport Master Plan Update. Adopted in 2002, the Airport Master Plan Update recognized the present demand for hangars and provided recommendations to meet anticipated future hangar demand. The number of persons on the City's T-Hangar waiting list is currently over 150. The 43 new T-Hangars will be owned, operated, and maintained by the City. The hangar development will also help meet the general aviation aircraft storage requirements in the San Francisco Bay Area.

For these two projects, staff requested qualifications from five engineering consultant firms with hangar design experience. Only two firms, URS and Mead & Hunt, Inc. responded, and interviews were held with both firms. Mead & Hunt was selected as the more responsive and qualified to prepare the plans, specifications, and estimate and to provide construction support services. Additionally, Mead & Hunt has completed design and construction support services for previous Airport Improvement Program (AIP) projects and is, therefore, very familiar with the Hayward Executive Airport and with City standards. After being ranked second, URS elected not to provide a formal fee proposal, but indicated to staff that their fees would be approximately 10 percent of the construction cost. URS has done very few general aviation projects and none in California. Staff considers Mead & Hunt's level of effort quite reasonable for the proposed project scope and less than the estimated fee by URS. Mead & Hunt proposes to utilize the services of Disadvantaged Business Enterprises (DBE) for approximately 16 percent of the work. Two of the four proposed subconsultants are certified DBEs and, therefore, work performed by these subconsultants constitutes 61 percent of all subcontracting.

PROJECT COST:

The estimated costs of the two projects are as follows:

Construction Cost	\$ 2,700,000
Consultant Design & Construction Support Services	250,000
City Design Administration	140,000
Inspection and Testing	160,000
Total	<u>\$ 3,250,000</u>

FUNDING:

The recently approved 2004-05 Capital Improvement Program budget includes a total of \$3,250,000 in the Airport Capital Improvement Fund for the Skywest T-Hangars Construction and Paving projects. The budget also identifies financing of \$2,000,000 through a State Airport Fund loan. Staff is presently researching other various financing options and will request financing approval prior to project advertisement.

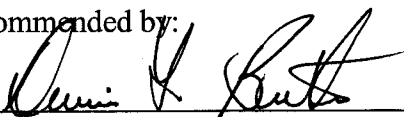
SCHEDULE:

Begin Design	August 10, 2004
Advertise for Bids	February 28, 2005
Open Bids	March 28, 2005
Award Construction Contract	April 25, 2005
Begin Construction	May 23, 2005
Complete Construction	December 12, 2005

Prepared by:


Robert A. Bauman, Deputy Director of Public Works

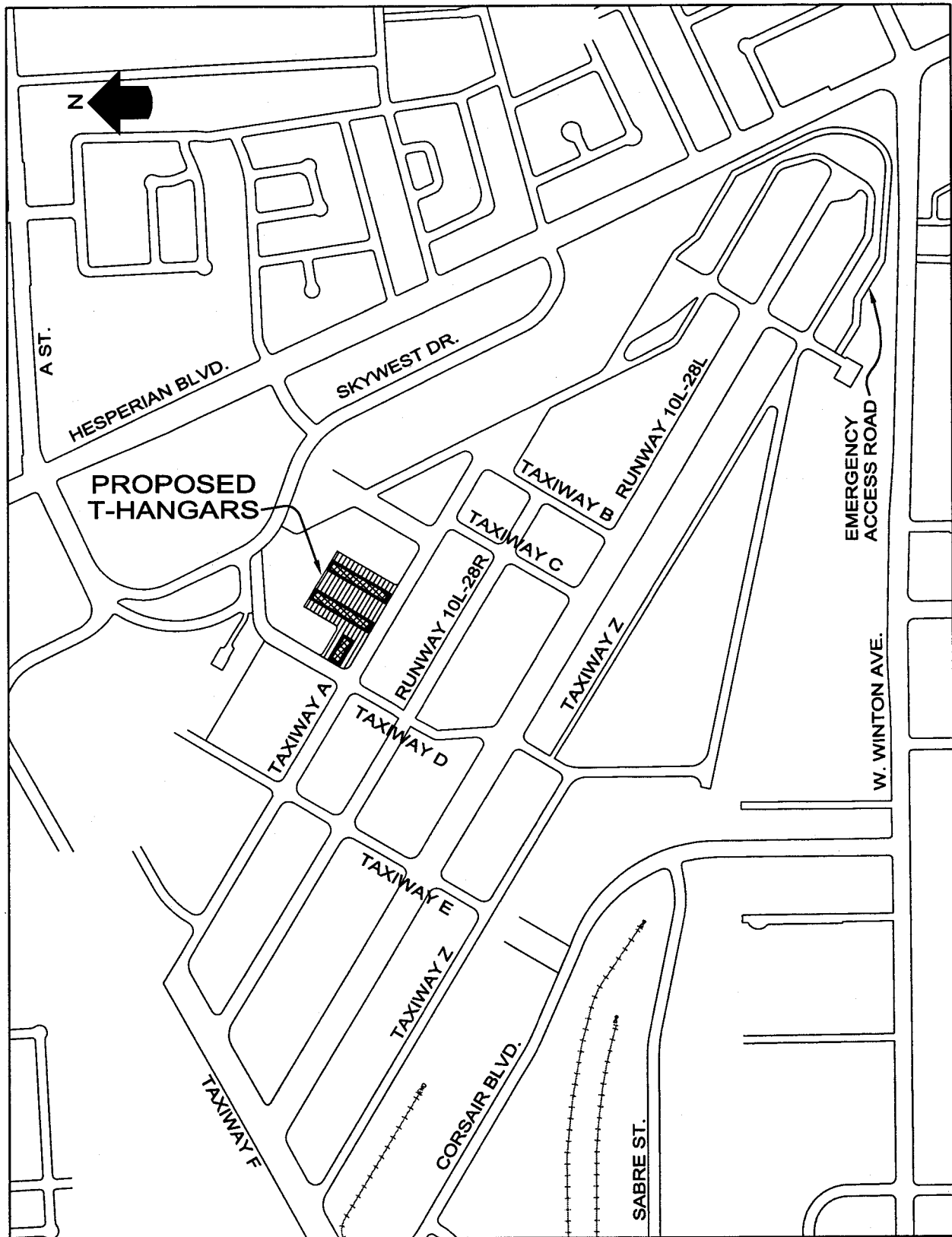
Recommended by:


Dennis L. Butler, Director of Public Works

Approved by:


Jesús Armas, City Manager

Exhibit A: Location Map



**HAYWARD EXECUTIVE AIRPORT
SKYWEST T-HANGAR**

Exhibit A

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER
TO EXECUTE AN AGREEMENT BETWEEN THE CITY
OF HAYWARD AND MEAD AND HUNT, INC., FOR
PROFESSIONAL DESIGN SERVICES FOR THE
HAYWARD EXECUTIVE AIRPORT SKYWEST
T-HANGAR CONSTRUCTION PROJECT, PROJECT NO.
6829 AND THE SKYWEST T-HANGAR PAVING
PROJECT, PROJECT NO. 6828

BE IT RESOLVED by the City Council of the City of Hayward that the
City Manager is hereby authorized and directed to negotiate and execute on behalf of the
City of Hayward an agreement with Mead and Hunt, Inc., for professional services for the
Hayward Executive Airport Skywest T-Hangars Construction Project, Project No. 6829
and the Skywest T-Hangar Paving Project, Project No. 6828, in an amount not to exceed
\$250,000, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward